



**Pilning & Severn Beach
Neighbourhood Plan Steering Group**
Cranmoor Villa, 31, Cross Hands Road, Pilning, BS35 4JB.
E: neighbourhoodplan@pilningsevernbeach-pc.gov.uk

Draft Meeting Notes for Neighbourhood Plan Steering Group 21st May 2024 7pm at Emmaus Church

1. Present

Richard Edwards (RE), John Miller (JM), Nick Davies (ND), Gill Cox (GC), Peter Johnson (PJ), Gary Sheppard (GS), Robert Goard (RG), Mike Harrison (MH), Stuart Todd (remotely).

Apologies: None.

Guests: None.

2. Declarations of interest

JM with discussion under item 5 – parking at Shaft Road.

3. Review of actions from the previous meeting of 16th April and matters arising

Feedback to BZP on the meeting with them had been sent to them and agreed. This was sent to SGC Strategic Planning on 2nd May. A response had received from Patrick Conroy today, acknowledging that the feedback had been shared with appropriate departments.

An email had been sent to the agent for the recently approved Pilning Forge planning application. They had confirmed their intention to wait for the NP for them to consider their alternative and preferred residential development.

ND had investigated potential flooding depths at New Passage which were 3.1 to 3.7m at the area of the site for parking offered by a resident as part of a business and residential development opportunity. Concerns over the ability to meet design codes, position in ranking of sequential test and vulnerability of the business use were discussed. A draft response to the resident is to be prepared, shared and then sent to the resident. **Action RE.**

The meeting with Luke Hall had taken place on 10th May and was attended by RE and ND.

All other actions were considered closed and are covered under the agenda items below with any matters arising.

4. Flood Risk Progress

The EA had been chased for a further update on the availability of the 100-year data and had responded on 8th May. There had been issues with the initial data from their consultant and the model was being re-run. The revised results were due to be delivered last week. It was agreed that before the end of the month, if not already received, we should request another update from the EA. **Action RE.** Given that we will by then have had a 3-month delay, we would if appropriate respond to the EA, in copy to Locality, SGC, MPs and Councillors expressing our frustration. **Action All.**

It was concluded that unfortunately, until we receive the data, our work is still effectively on hold.

5. Evaluation of Sites

Activity on sites since last meeting:

- Land at Severn Beach railway station: the Network Rail Report had been shared with the Group together with the response from Ben McGee, SGC. It was agreed we should draft a response to both parties emphasising the benefits of moving the double platform a short distance to the south. **Action MH.**
- Land for parking at New Passage and Shaft Road:
JM had made contact with the owners of land at New Passage for potential parking. JM and RE attended a meeting with them on 10th May to discuss. The owners would wish to offer land on a lease basis.
For parking at Shaft Road, ND reported that the status of the road at the end of Shaft Road was inconclusive, but it was reported that the council had only gone as far as the visitor centre entrance when they had re-surfaced. Assumption is the road end is not adopted by SGC, but the Group will check with residents at the cottages, their knowledge of the status and access rights. **Action JM.** The PC would look to include this land in the trial for parking for the Severnside Festival. **Action ND.**
RE had written to SGC on 9th April to ask about their support for car parking. This was chased up and a telephone call was received from Tina Rainey, SGC yesterday. There had been miscommunication within SGC as she dealt only with SGC assets. She was aware of the PC lease request for Promenade Gardens. She felt SGC would be unlikely to support new land purchase or land lease for carparking, but there were other examples for community funds had been made available – flooding associated work and high street regeneration. She recommended that the Group should engage with the Ward Councillor. She would refer back to Chris Cox who was out of office and also contact Patrick Conroy.
- Land at Promenade Gardens; Investigations into who owns the land which forms the access slope to FBW was inconclusive on Parish online and was with the PC Clerk to look into. **Action ND.**
- Windfall site on Vicarage Road, Pilning; the owner had been in contact to ask about the NP progress and to say they may need to proceed with sale prior to the adoption. Agreed this was their prerogative and would not affect availability at this time.
- Gypsy's Platt; a plan had been received from the developer for an access road which was circulated at the meeting. The developer had asked for a meeting to be arranged with the appropriate parties and it was agreed the Steering Group would arrange. **Action RE.** Additionally, an approach would be made by the Group to the Village Hall Trust who would be meeting mid-June, to remind them to consider whether they wanted to consider any of their land for a road, which could bring improvement to the site's facilities. **Action GC.**

6. Consideration of Wider Content of NDP and Locality Guidance

This section of the meeting was taken after 7 'Planning Applications'.

From the action from previous meetings for all to review the NDP, only JM had had the opportunity to do this. RE had addressed some of the 'red text' comments that were outstanding following Stuart Miles review and had inputted any changes made to the document in 'blue text'.

RE expressed that he thought the approach to move the document forward, whilst we are in a lull, was not working. He identified some examples where individual tasks could be allocated to individual group members. GS reminded that there was resource availability through Stuart Miles for such work. There were also some concerns that if different individuals produced content the end product could look disjointed. It was agreed to hold a sub-group meeting for

Thursday 6th June at 5pm RE to host. If they have not already done so, all are to read and re-familiarise themselves with the draft NDP prior to the meeting. **Action All.**

7. Planning Applications

Application for two traveller pitches on Marsh Common Road (P24/00813/F). Due to the timing of closure for comments, the Steering Group had by email agreed and submitted neutral comments highlighting the issues of flooding green belt and access, which may apply.

Application for removal of conditions 1 and 2 attached to planning permission PT01/0196/RVC and variation of condition 4 to read 'no more than 10 caravans shall be kept or stationed on the site at any time' (P24/01126/RVC), Bank Road. It was agreed the Group would leave this with the Parish Council, **Action ND**, to submit comments with regard to enforcement on the site and the issue of this being flood zone 3. The Steering Group had previously been unable to get a response from landowners to requests as to whether this land could be available for future development. It was agreed that a similar approach should be made to the agent acting on behalf of the owners. **Action RE.**

The refusal of the application for a conversion of a garage on Redwick Road to a dwelling was discussed. Green Belt and flooding were two of the main reasons with the EA recommending refusal on the basis that 100-year flood data was not used, being somewhat bizarre.

There were no other new planning applications known to be relevant to the NP. ND said that he believed for Orchard Pools a scoping application had been made for environmental impact assessment.

8. Public Q&A

There were no members of the public present at this meeting.

9. Financial Report

GS summarised the financial report which is available on the shared drive. The return of the £483.50, grant residue has been made. The new grant window was not yet open, but the Locality website put a positive view that this will be available soon.

10. Communication with other Agencies

Other than the contact with agencies already identified elsewhere in these notes, the following were recorded:

RE had reported to the PC at their last meeting on 7th May.

RE had presented on our NP experiences at SGC's Town and Parish Forum

RE had attended the SevernNet Business Breakfast on 25th April

11. Any other Business

Contact with parliamentary candidates. It was agreed that, as and when they are known, we will take the opportunity to brief other candidates of the main parties for our constituency on the NP.

The SevernNet Business Breakfast for may on Thursday was to be at Severn Beach VH. ND and Peter Tyzack were attending and had asked whether the Group could attend and provide information. It was agreed that RE, who was already going to attend would take some displays. GS expressed an interest in going, ND thought he had a spare ticket and would check if it was available for GS. **Action ND.**

12. Confirmation of Actions

Actions arising from the meeting will be confirmed in the review of the minutes.

13. Date(s) of Future Meetings

Agreed dates:

18th June (agreed). MH apologies

16th July 7pm (agreed)

Meeting closed at 21:38.